



REPRODUCED FROM DOQQ AERIAL PHOTOGRAPH  
LOCATED APPROXIMATELY 15.5 MILES SOUTHWESTERLY OF PATTERSON, LA.

NO FIELD SURVEY DATA COLLECTED IN THE PREPARATION OF THESE PLANS. INFORMATION USED TO PREPARE THESE PLANS WAS GATHERED FROM THE FOLLOWING SOURCES, EXISTING SURVEY/DATABASE DATA, CLIENT INFORMATION, INTERNET OR GOVERNMENT WEBSITE DATA.

THESE PLANS WERE PREPARED EXCLUSIVELY FOR OBTAINING REGULATORY CLEARANCES, AND DO NOT PURPORT TO BE ENGINEERING DRAWINGS, OR SPECIFICATIONS. THESE PLANS DO NOT PURPORT TO ACCURATELY PORTRAY PROPERTY BOUNDARIES.

### PROPOSED MITIGATION WAVE DAMPENING TERRACES

T16S-R9E

ST. MARY PARISH, LOUISIANA

**JOHN CHANCE**  
LAND SURVEYS, INC.



GEODETIC DATUM: NAD27  
 PROJECTION: LOUISIANA SOUTH  
 GRID UNITS: US SURVEY FEET

SCALE  
IN FEET

0 3,000

Job No.: 04-5186	Date: 6/24/04
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Drawn: JMB

Chart: Of:

Proj. Mgr.: JC  
Revised:  
Printed: 6/24/04

Dwgfile:L:\2004\045186\CAD\045186

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# T16S - R9E

Fresh Water Lake

TERRACE NO.	LENGTH
A-001	690
A-002	1000
A-003	330
A-004	440
A-005	990
A-006	1000
A-007	1000
A-008	1000
A-009	1000
A-010	380
A-011	1000
A-012	1000
A-013	1000
A-014	1000
A-015	480
A-016	580
A-017	1000
A-018	1000
A-019	1000
A-020	810
A-021	370
A-022	620
A-023	320
A-024	760
A-025	1000
A-026	1000
A-027	830
A-028	750
A-029	790

## AREA OF MITIGATION A WAVE DAMPING TERRACES

X = 1,922,584'  
Y = 365,640'  
Lat. 29° 40' 19"N  
Lon. 91° 34' 38"W

## PROPOSED TERRACES

TERRACE NO.	LENGTH
B-001	760
B-002	1000
B-003	980
B-004	430
B-005	1000
B-006	1000
B-007	1000
B-008	1000
B-009	1000
B-010	290
B-011	980
B-012	1000
B-013	1000
B-014	930
B-015	370
B-016	330
B-017	250
B-018	730
B-019	1000
B-020	760
B-021	750
B-022	410
B-023	810
B-024	450
B-025	430
B-026	1000
B-027	500

## AREA OF MITIGATION B WAVE DAMPING TERRACES

X = 1,924,227'  
Y = 362,625'  
Lat. 29° 39' 49"N  
Lon. 91° 34' 19"W

## PROPOSED TERRACES

## LOCATION MAP

REPRODUCED FROM DOQQ AERIAL PHOTOGRAPH  
LOCATED APPROXIMATELY 15.5 MILES SOUTHWESTERLY OF PATTERSON, LA.

### NOTES:

ALL TERRACES ARE AT 250' INTERVALS UNLESS OTHERWISE NOTED

## MIAMI CORPORATION

## PROPOSED MITIGATION WAVE DAMPENING TERRACES

T16S-R9E

ST. MARY PARISH, LOUISIANA

JOHN CHANCE  
LAND SURVEYS, INC.



GEODETIC DATUM: NAD27  
PROJECTION: LOUISIANA SOUTH  
GRID UNITS: US SURVEY FEET

SCALE  
IN FEET 0 1000'

Proj. Mgr.: JC  
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2 5

# T16S - R9E

GRID NORTH

## AREA OF MITIGATION C WAVE DAMPING TERRACES

X= 1,927,982'  
Y= 359,756'  
Lot. 29° 39' 21"N  
Lon. 91° 33' 36"W

## PROPOSED TERRACES

TERRACE NO.	LENGTH
C-001	250
C-002	1000
C-003	750
C-004	710
C-005	660
C-006	1000
C-007	540
C-008	380
C-009	590
C-010	870
C-011	1000
C-012	910
C-013	200
C-014	560
C-015	910
C-016	1000
C-017	1000
C-018	1000
C-019	1000
C-020	1000
C-021	550
C-022	1000
C-023	190
C-024	760
C-025	1000
C-026	1000
C-027	1000
C-028	740
C-029	840
C-030	370
C-031	580
C-032	370
C-033	740
C-034	430
C-035	450

British-American Canal

## LOCATION MAP

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## MIAMI CORPORATION

## PROPOSED MITIGATION WAVE DAMPENING TERRACES

T16S-R9E

ST. MARY PARISH, LOUISIANA

JOHN CHANCE  
LAND SURVEYS, INC.



GEODEIC DATUM: NAD27  
PROJECTION: LOUISIANA SOUTH  
GRID UNITS: US SURVEY FEET

SCALE 0 1000'  
IN FEET

Job No.: 04-5186 Date: 6/24/04

Drwn: JMB

Chrt: Of:

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Revised:  
Printed: 6/24/04

Drawfile: \\2004\045186\CAD\045186

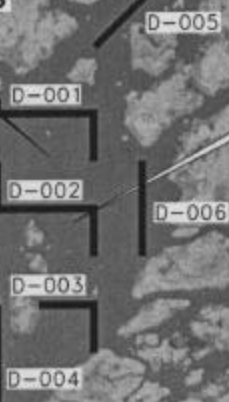
3 of 5



# T16S - R9E

GRID NORTH

## PROPOSED TERRACES



### AREA OF MITIGATION D WAVE DAMPING TERRACES

X= 1,931,078'  
Y= 360,353'  
Lat. 29° 39' 27"N  
Lon. 91° 33' 01"W

## PROPOSED TERRACES



### AREA OF MITIGATION E WAVE DAMPING TERRACES

X= 1,933,288'  
Y= 359,643'  
Lat. 29° 39' 20"N  
Lon. 91° 32' 36"W

British-American Canal

TERRACE NO.	LENGTH
D-001	800
D-002	1000
D-003	530
D-004	630
D-005	650
D-006	590
E-001	1030
E-002	1490
E-003	1220
E-004	940

## LOCATION MAP

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## PROPOSED MITIGATION WAVE DAMPENING TERRACES

T16S-R9E

ST. MARY PARISH, LOUISIANA

**JOHN CHANCE**  
LAND SURVEYS, INC.



GEODETIC DATUM: NAD27  
PROJECTION: LOUISIANA SOUTH  
GRID UNITS: US SURVEY FEET

SCALE 0 1000'  
IN FEET

Proj. Mgr.: JC  
Revised: 8/24/04

Job No.: 04-5186 Date: 6/24/04  
Drawn: JMB

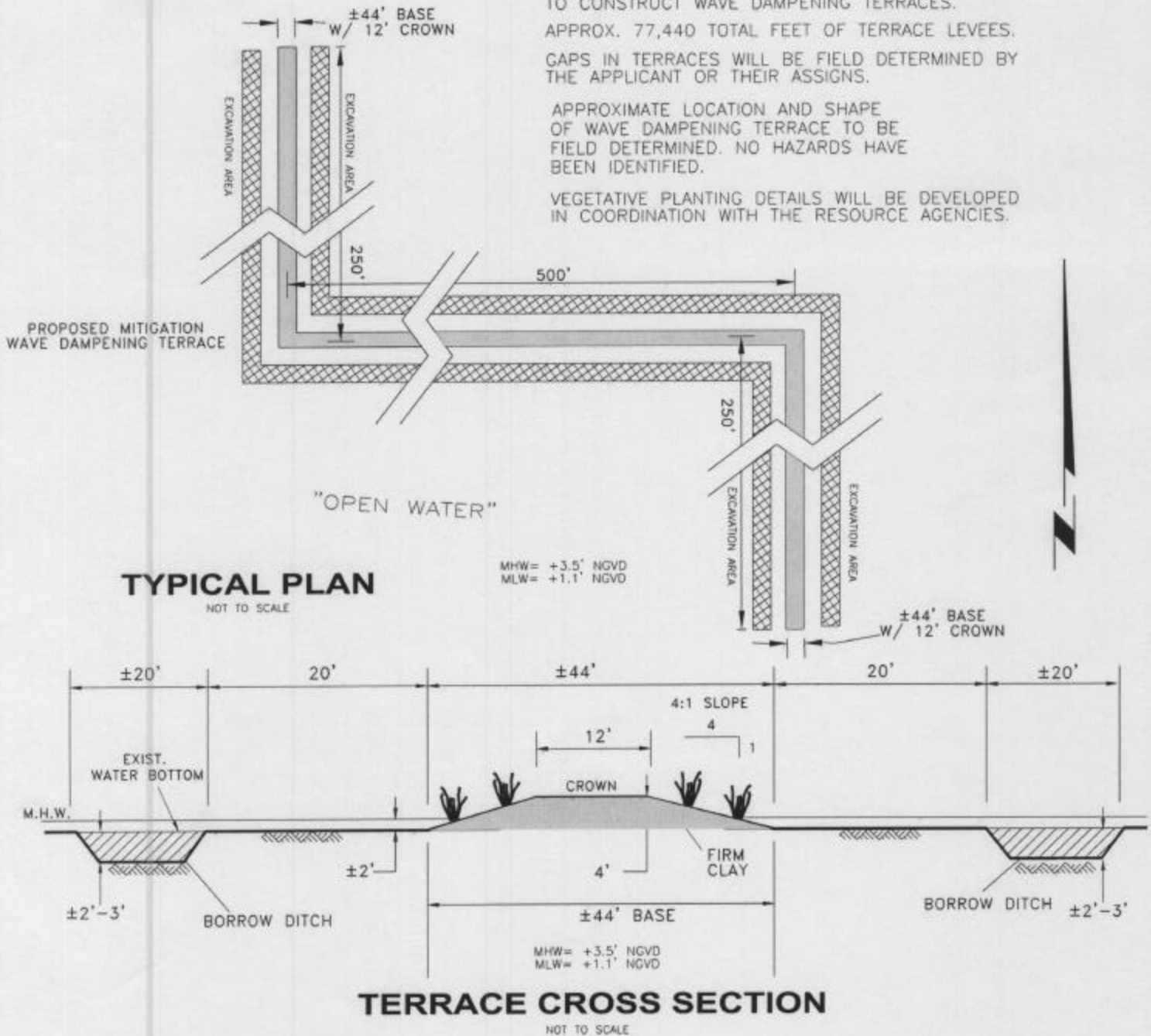
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NOTE:  
APPROXIMATELY 321,233 TOTAL CU. YDS. OF MATERIAL REQUIRED  
TO CONSTRUCT WAVE DAMPENING TERRACES.

APPROX. 77,440 TOTAL FEET OF TERRACE LEVEES.  
GAPS IN TERRACES WILL BE FIELD DETERMINED BY  
THE APPLICANT OR THEIR ASSIGNS.

APPROXIMATE LOCATION AND SHAPE  
OF WAVE DAMPENING TERRACE TO BE  
FIELD DETERMINED. NO HAZARDS HAVE  
BEEN IDENTIFIED.

VEGETATIVE PLANTING DETAILS WILL BE DEVELOPED  
IN COORDINATION WITH THE RESOURCE AGENCIES.



Permittee shall contact the Louisiana One Call at 1-800-272-3020 forty-eight hours prior to excavation or demolition.

All structures will be marked in accordance with U.S. Coast Guard regulations.  
As-built drawings shall be submitted within 30 days of completion of this project to the Louisiana Department of Natural Resources, Office of Conservation, Pipeline Division, P. O. Box 94275, Baton Rouge, LA 70804 and to the Louisiana Department of Natural Resources, Coastal Management Division, P. O. Box 44487, Baton Rouge, LA. 70804-4487.

## MIAMI CORPORATION

### PROPOSED MITIGATION WAVE DAMPENING TERRACES

T16S-R9E

ST. MARY PARISH, LOUISIANA

**JOHN CHANCE**  
LAND SURVEYS, INC.



GEODETIC DATUM: NAD27  
PROJECTION: LOUISIANA SOUTH  
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SCALE AS SHOWN

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5 5



**Prospectus For  
Miami Corporation P20041050CK  
Proposed  
Burns Point Mitigation Area**

This prospectus of the proposed Burns Point Mitigation Area is intended to initiate formal agency involvement and review, and not to serve as a contract between any parties mentioned in this prospectus.

**OWNERSHIP**

Miami Corporation is the owner of certain property located in Township 16 South, Range 9 East. The property is located approximately 15.5 miles southwesterly of Patterson in St. Mary Parish, Louisiana. The said property would be the site for the proposed wave dampening terraces. (See Location Maps)

**GOALS AND OBJECTIVES**

The goal of the Burns Point Mitigation Area is to construct approximately 101 wave dampening terraces within the open waters of Miami Corporation's property as identified in the attached drawings. Approximately 77,440 linear feet of 12 feet wide (crown width) terraces will be constructed in the shallow open water areas in a manner that will slow the velocity of waves and create marsh habitat. Approximately 160,617 cubic yards of dredge material will be excavated to construct the wave dampening terraces. Borrow ditches parallel to both sides of the terraces will be excavated and the spoil will be placed in a manner to construct a 12 feet wide crown terrace. Terraces will be constructed on an as needed basis, not all terraces will be built at the same time.

It is the goal of the Burns Point Mitigation Area to add functioning wetland value to the area and to provide credits to individuals and entities that are in need of fulfilling their requirements for marsh mitigation as a process of the Clean Water Act, Section 404 permit application. Miami Corporation does not plan to use any of the credits for their internal needs.

**AREA DESCRIPTION AND GEOGRAPHIC REVIEW**

The proposed Burns Point Mitigation Area is in the Bayou Teche watershed (USGS Cataloging Unit 08080102). The lands surrounding the proposed Mitigation Area are generally high quality wetlands consisting of a freshwater marsh. The Natural Resource Conservation Service Soil Survey Geographic (SSURGO) data for St. Mary Parish list the proposed Mitigation Area as Kenner muck. This soil is on the list of National and Louisiana Hydric Soils and a brief description is given below.

Kenner muck consists of very deep, very poorly drained, very slowly permeable soil that occurs in freshwater marsh. The color for this soil is very dark gray muck in the organic layer that is approximately 12 inches thick. Gray clay comprises the next 7 inches. Between 19 and 38 inches there is another organic layer made up of very dark gray muck, followed by another layer of dark gray clay.



### **1. Class of Wetland**

The area surrounding the proposed Burns Point Mitigation Area can be classified as estuarine emergent wetlands.

### **2. Baseline Conditions**

Currently the Burns Point Mitigation Area is shallow open water, of which some areas were previously freshwater marsh. The dominant vegetation of the marsh includes but is not limited to cattail (*Typha sp.*), bulltongue (*Sagittaria lancifolia*), cutgrass (*Zizaniopsis miliacea*) and bulrush (*Scirpus californicus*).

## **AREAS SUITABLE FOR COMPENSATION**

The Burns Point Mitigation Area can provide compensatory mitigation for projects that are permitted under Section 404 of the Clean Water Act but need to mitigate off-site for reasons deemed appropriate and acceptable by the regulatory resource agencies. Any potential project site in the Atchafalaya, Bayou Teche or Vermilion watershed, which has topographical and hydrological comparability to the Burns Point Mitigation Area, is a candidate for mitigation credits. St. Mary Parish has areas that are part of this potential mitigation area.

## **METHODS OF DETERMINING DEBITS AND CREDITS**

The Burns Point Mitigation Area will have to be analyzed by the U.S. Department of the Army, Corps of Engineers (COE); the Louisiana Department of Natural Resources, Coastal Management Division (CMD); the U.S. Fish and Wildlife Service; the Louisiana Department of Wildlife and Fisheries, and other regulatory resource agencies to quantify the amount of available credits that are available in the proposed area. The method of determining debits and credits is a function of the COE, CMD, and other regulatory resource agencies. Therefore, Miami Corporation will sell an X amount of credits to any potential client that has been informed that their project has accumulated an X amount of debits.

### **1. Compensation Ratios**

All compensation ratios will be a one to one ratio of debits to credits unless otherwise specified by the COE/CMD or other regulatory resource agencies. If such a situation arises, then Miami Corporation shall honor the ratio of debits to credits as determined by the commenting agencies.

### **2. Performance Standards**

Methods of determining the sale of credits to potential clients shall follow the request of the lead agency of the proposed project that incurred the debits. Miami Corporation as the Bank Sponsor of Burns Point Mitigation Area will follow this protocol.

## **REPORTING PROTOCOL**

Once the site is quantified and all terms and conditions of the banking instrument are finalized, Miami Corporation will account for every debit-credit transfer in a manner that is consistent and within the provisions of the law.



### **ACCOUNTING PROCEDURES**

Miami Corporation will have a system of accounting for every sale of credits to clients. This accounting procedure will be conducted by Miami Corporation and will follow standard accounting practices.

### **REMEDIAL ACTION**

Miami Corporation will create marsh acreage at the Burns Point Mitigation Area through the creation of wave dampening terraces. The terraces will be constructed in shallow open water areas through the use of marsh buggy trackhoes. A borrow ditch on each side of the terrace will be dug to a width of approximately 10 feet to construct the terrace crown to a width of approximately 12 feet. Locally occurring plant species will be planted along the proposed terraces. Species selection shall be made in consultation with the U.S. Department of the Interior Fish and Wildlife Service, the Louisiana Department of Wildlife and Fisheries, CMD, and/or COE.

#### **1. Suggested Species for Site**

Cutgrass (*Zizaniopsis miliacea*)  
Bulrush (*Scirpus californicus*)

These species were selected due to their wetland indicators and natural occurrence in the area of interest. It would probably do the best onsite due to their affinity for wetland habitats such as that occur in and are typically found in freshwater marsh. They are also species regularly available from various sources.

#### **2. Planting Configuration**

Two rows of vegetation will be planted on 5-foot centers along the edge of the terrace. Other vegetation (species dependent on consultation with the resource agencies) may be broadcast on the crown of the terrace.

#### **3. Target Survival Rate**

An 80 percent survival rate will be targeted after the second growing season. If the target survival rate (80%) is not accomplished after the initial planting a second planting will be done to ensure the target survival rate. A 90 percent survival rate will be targeted following the third growing season.

### **FINANCIAL ASSURANCE**

Financial assurance will be provided in an acceptable manner based on the request and guidance of the commenting agencies.

### **MONITORING PLAN**

Miami Corporation will submit monitoring reports to the US Department of the Army Corps of Engineers, LA Department of Natural Resources and to the US Department of the Interior Fish and Wildlife Service, documenting vegetation survival at the end of the first growing season, and at yearly intervals.





**1. Long-Term Management and Maintenance**

A report will be submitted to CMD, COE and other regulatory resource agencies every year after the conception of the Burns Point Mitigation Area. This report will consist of vegetation survival rates as well as general wellness of the proposed terraces. It will include any information that may have emanated from a commenting agency. It will also update the accounting status of the area. These reports shall continue until the entire mitigation credit area is completely exhausted or it has been determined that the area is functionally mature by regulatory agencies.

**2. Term**

Each mitigation credit shall be protected with appropriate real estate arrangements for a designated term (typically 20 years). This term shall be determined by the regulatory agencies based on interagency meetings and site visits. The restored site shall not be developed in any manner without prior written approval from the LA Department of Natural Resources, and the U.S. Department of the Army Corps of Engineers, New Orleans District.